086.A	0001	0001.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	311,500	/	311,500
USE VALUE:	311,500	/	311,500
ASSESSED:	311,500	/	311,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150	-152	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	BLUMENTHAL LOUISA
Owner 2:	
Owner 3:	
Street 1:	152 MADISON AVE
Street 2:	UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELLOR CHRISTOPHER -
Owner 2:	-
Street 1:	150-152 MADISON AVENUE UNIT1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1967, having primarily Vinyl Exterior and 919 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	311,500			311,500
Total Card	0.000	311,500			311,500
Total Parcel	0.000	311,500			311,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.96 | /Parcel: 338.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

311531

GIS Ref

GIS Ref

Insp Date

08/17/18

!15747!

PREVIOUS ASSESSMENT

Parcel ID: 086.A-0001-0001.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	311,500	0	.		311,500		Year end	12/23/2021
2021	102	FV	302,900	0	.		302,900		Year End Roll	12/10/2020
2020	102	FV	298,600	0	.		298,600	298,600	Year End Roll	12/18/2019
2019	102	FV	310,000	0	.		310,000	310,000	Year End Roll	1/3/2019
2018	102	FV	275,100	0	.		275,100	275,100	Year End Roll	12/20/2017
2017	102	FV	251,500	0	.		251,500	251,500	Year End Roll	1/3/2017
2016	102	FV	251,500	0	.		251,500	251,500	Year End	1/4/2016
2015	102	FV	236,800	0	.		236,800	236,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:17:58

LAST REV

Date	Time
10/15/21	09:58:37
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15747

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELLOR CHRISTOP	78104-105	1	6/25/2021		420,000	No	No		
PALMIERI DANIEL	61612-42		4/16/2013		265,000	No	No		
MCNEELEY GINA,	52131-140		1/26/2009	Family	1	No	No		

USER DEFINED

Prior Id # 1:	54201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2021	Mail Update	JO	Jenny O
9/2/2021	USPS	MM	Mary M
8/17/2018	Measured	DGM	D Mann
4/29/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8126																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	40	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	4 - Below Avg.		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.85157597
Adj $ / SQ:	350.636
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382735
Depreciation:	71189
Depreciated Total:	311546

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	350.64
Special Features:	0	Val/Su Net:	338.96
Final Total:	311500	Val/Su SzAd	338.96

SKETCH

UnSketched SubAreas:
GLA: 919,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	919	350.640	322,235

Net Sketched Area:	919			Total:	322,235
Size Ad	919	Gross Area	919	FinArea	919

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.A-0001-0001.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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